

TRUSTEE SALE (TWO DAYS)

Of valuable fee simple residential property located in the Walkersville Election District near Daysville Road in Frederick County, Maryland, certain miscellaneous furniture and household goods, including two automobiles, a herd of approximately 107 dairy cows and heifers, an assortment of farm machinery and three trucks, all as further described herein.

Pursuant to an order of the Circuit Court for Frederick County, Maryland in Civil No. 3410-E, the undersigned trustees will sell at public auction, on the Bennie Duncan farm, located on Bennie Duncan Road (watch for signs) in Walkersville, Maryland, on

FRIDAY, FEBRUARY 24, 1989

AT 10:00 A.M.

107 HEAD OF GRADE DAIRY COWS & HEIFERS

— 93 Mature cows consisting of 89 Holstein, 3 Guernsey, 1 Jersey. 35 have freshened within the last 60 days, 10 due between now and sale day, balance of herd in different stages of lactation. Also will be selling 14 bred heifers, 13 Holstein & 1 Guernsey that have been exposed to bull for 90 days. This is a herd of mostly young cows with good udders and in top production.

HEALTH: ALL CATTLE WILL BE TESTED FOR INTERSTATE SHIPMENT WITHIN 30 DAYS OF SALE DAY.

FARM MACHINERY — A.C. 180 diesel wide front tractor w/3 pt. hitch; A.C. D-17 diesel wide front tractor w/3 pt. hitch; A.C. D-19 gas wide front tractor; A.C. D-17 gas wide front tractor; (2) A.C. WD-45 gas tractors w/narrow fronts; A.C. WD gas narrow front tractor; NH 315 hay baler w/thrower; NH 489 haybine; NH 256 hay rake; (4) bale throw wagons; BobCat M600 skid steer loader; 2 flat bed wagons; INT 110 silage wagon; NH 717 harvester w/1 row corn head; A.C. 4 row no-till corn planter; 7' 3 pt. chisel plow; A.C. 3 x 16 plow; JD 10' transport disc; 10' lever harrow; NH tank spreader; NH 520 manure spreader; NH 24' elevator; ZIMMERMAN 30' elevator; WOODS 112 rotary mower; 3 pt. RHINO scraper blade.

TRUCKS — 1987 CHEV. 1/2 ton pickup w/auto. transmission, 350 eng.; 1980 FORD Bronco 4x4; 1977 CHEV. 1 ton cattle truck.

SALE ORDER — Farm machinery, trucks & cattle. Sale will start promptly at 10:00 with equipment. No small items to be sold.

TERMS — Cash or good check on day of sale. No items removed until settled for. Not responsible for accidents.

Pursuant to the same order of court, the undersigned trustees will sell at public auction, on the premises at 10606 Daysville Road, in Frederick County, Maryland, on

SATURDAY, FEBRUARY 25, 1989

AT 10:00 A.M.

REAL ESTATE — All that piece or parcel of land situate, lying and being along or near the public road leading from Walkersville through Daysville to Libertytown in the Walkersville Election District, Frederick County, Maryland, containing 27.5 acres of land, more or less, with improvements known as 10608 Daysville Road, and more fully described in a deed conveyed to Keith Arlen Duncan and Barbara Ann Duncan, dated November 22, 1972, from Bennie E. Duncan and Goldie M. Duncan, and recorded at Liber 895, folio 606, among the Land Records of Frederick County, Maryland.

This property is improved by a stone split level residence, built in 1974, with 3 bedroom rooms, two baths, family room, and in-ground swimming pool and several out buildings.

ACKNOWLEDGMENT OF PURCHASER(S)

I/We, the undersigned, hereby acknowledge to have purchased from Thomas C. Nikirk and Lucien T. Winegar, Trustees, the parcel of real estate, together with improvements, as described in the attached Trustee's Sale Notice, for the sum of Two hundred seven thousand (\$207,000⁰⁰), with a down payment of \$15,000⁰⁰, in the form of check, and I/We further agree to comply with the terms of sale as described in the attached Trustee's Sale Notice.

Trustees to provide a satisfactory termite inspection report, well and septic certificate at time of settlement if required by any lender.

Dated this 25th day of February, 1989.

[Signature]
PURCHASER

Ronald S. Schouge

[Signature]
WITNESS

FURNITURE AND HOUSEHOLD GOODS — At the same time and place numerous items of furniture and household goods will be offered for public sale including a 1983 CHEVROLET VAN and 1980 BUICK AUTOMOBILE.

TERMS OF SALE — for furniture, household goods and automobiles shall be cash or good check on the day of sale. No items removed until settled for.

TERMS OF SALE: (Real Estate): A deposit of \$15,000.00 in cash, certified or cashier's check, or other instrument satisfactory to the undersigned, payable to the Trustees at the time of sale, balance of the sale price to bear interest at the rate of ten percent (10%) per annum from date of ratification to date of settlement; settlement shall be within 30 days after ratification of sale by the Circuit Court for Frederick County. Taxes and other public charges, if any, will be adjusted to date of settlement. All transfer and recordation charges and other costs of settlement to be paid by purchaser. If settlement does not occur within 30 days after ratification the deposit monies are subject to forfeiture. The Trustees reserve the right to reject all bids.

INSPECTION: The real property may be inspected at an OPEN HOUSE on SUNDAY, FEBRUARY 19, 1989, between the hours of 1:00-3:00 P.M. Thereafter, inspection shall be by appointment only by contacting the undersigned Trustee, Thomas C. Nikirk.

LUCIEN T. WINEGAR, Trustee
15 North Court Street
Frederick, Maryland 21701
Phone: (301) 663-1234

THOMAS C. NIKIRK, Trustee
110 North Court Street
Frederick, Maryland 21701
Phone: (301) 662-1781

SINCE 1920



15 North Court Street/Frederick, Maryland
301/663-1555

"Experience Doesn't Cost — It Pays"